

BLANCHARD TWP
RIVERDALE SD

00020

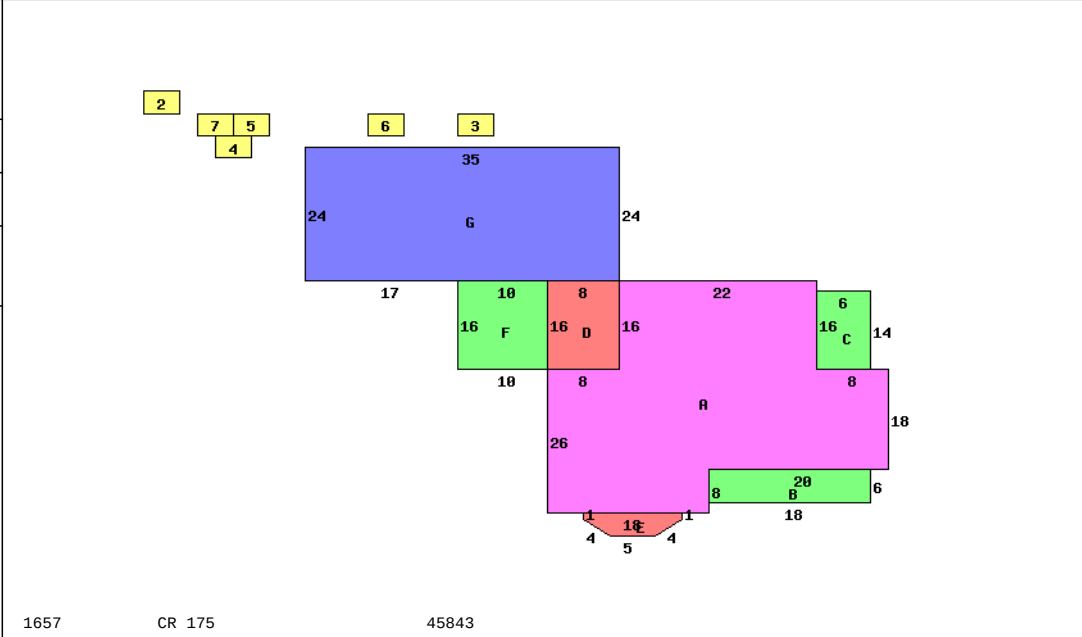
Hardin County, Ohio
Michael T. Bacon, Auditor

02-080011.0000
H03

AGR
2025

sale		Eff Rate:- 37.34 — 32.22 — 32.62 — 32.56 — a/r					
2022 CHRISTOPHER STEVEN D	1994-12-07	Tax Year	2022	2023	2024	2025	CAMA
2023 CHRISTOPHER STEVEN D	1994-12-07	Prop Cls	111	111	111	111	111
2024 CHRISTOPHER STEVEN D	1994-12-07	Acres	124.0200	124.0200	124.0200	124.0200	
2025 CHRISTOPHER STEVEN D & 1657 CR 175	1994-12-07 S PT SE 1/4 S10 124.02A	Land100%	553000	605660	605660	605660	605660
	1WD	Bldg100%	146540	182970	182970	182970	182960
		Totl100%	699540t	788630t	788630t	788630t	788620t
FOREST OH 45843	\$109,500	Cauv100%	51110	81370	96540	96540	96540
		Tax Value:					
		Land 35%	17890	28480	33790	33790	211980
		Bldg 35%	51290	64040	64040	64040	64040
		Totl 35%	69180t	92520t	97830t	97830t	276020t
		Hmstd35%	43990	55020	55020	55020	
		Owner 0c	38.74	42.10	42.06	41.98	hmstd 5250 l 49770 b
		Hmstd RB					
		Net Tax	2300.60	2656.04	2849.78	2844.76	
		Cauv Sav	5940.00	5351.38	5267.32	5257.96	
		Sp-Asmnt	66.38	167.12	163.12	191.66	

SHB+ 2 B	CONS B	TYPE M	FACT	SQ-FT 1180	VALUE	a b	*MAIN
	OFFP	P		108	3240	b	PORCH
	OFFP	P		84	2520	c	PORCH
1	BR	A		128		d	ADDTN
	B/C	P		35		e	ADDTN
	OFFP	P		160	4800	f	PORCH
F	B	G		840	23520	g	GRAGE
Sale# 1137 178	#p 1	sale date 1994-12-07 1991-03-18	To CHRISTOPHER STEVEN D & J	Type/Invalid? 1UN *	Sale\$ 109500 0	co:land 0	co:bldg 97310 119430
Year 2021 2020	Land 17890	Bldg 51290	Total 69180	Net Tax 2513.26 2519.48			
p r o j e c t				ben acres	/ %	factor	
130 HIGGINS - BLANCHARD				XA/2025			
921 BLANCHARD RIVER MAINT				XA/2023			
500 HARDIN COUNTY LANDFILL				XA/2025			
235 KELLOGG #983 - BLANCHARD				XA/2025			



Occupancy 1 Single Family				*DWELLING COMPUTATIONS															
Story Height 2				Sq-Ft	Value	Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value		
Floor Level						1 DWELLING	2 B B		3363			OLD/AV		252800	.55		142200		
		Main	BRICK	1343	116670	2 Pole Build		42X62	2604		C	2006AV		25000	.50	.50	6250 1 SIDE OPN		
		Full Upper	BRICK	2020	91200	3 Shed	*SV 0	10X20	200			OLD/PR		200			200		
		Basement		590		4 Lean-To	F	8X60	480		C	2001AV		3840	.55		1730		
		Subtotal			219100	5 Pole Build	M	60X90	5400		C	2001AV		64800	.55		29160		
Shingle		Roof	HIP			6 Shed		22X16	352		D	2006AV		3380	.50		1690		
		B 1 2 U A				7 Flat Barn		30X60	1800		D	1950AV		17280	.80	.50	1730		
Plaster/Drywall				X X	Fireplaces	2000													
Unfinished Wall				X	Heating	-2380													
Floor/Pine				X X	Garages and Carports	23520													
Number of Rooms				1 3 4	Extra Features	10560													
Bedrooms				4	Total Value	252800													
Fireplace					PUB ELECTRIC														
Openings				1	PRIV WATER														
Stacks				1	PRIV SEWER														
Central Heat				X	PUB PAVED ST/RD														
FORCED AIR					Topo: ROLLING														
Plumbing					Neighborhood:														
Standard				1	Code:	100													
					Dwl/Gar/NC%	1.2500													
						Tab #	S O I L	Acres		Mkt/Ac	Market	Au/Ac	Cauv						
						C 1	BOA	BLOUNT SILT LOAM 0-	8.1028	6030	48860	2660	21550						
						C 2	BOB	BLOUNT SILT LOAM, 2	19.0691	5770	110030	230	4390						
						C 8	EE	EEL SILT LOAM, OCCA	.4554	5550	2530	2460	1120						
						C 14	GWB	GLYNWOOD SILT LOAM	40.1547	5400	216840	230	9240						
						C 16	GYC2	GLYNWOOD CLAY LOAM	.6079	4750	2890	1050	640						
						C 39	PM	PEWAMO SILTY CLAY L	1.2595	6490	8170	3560	4480						
						W 1	BOA	BLOUNT SILT LOAM 0-	7.1522	3610	25820	770	5510						
						W 2	BOB	BLOUNT SILT LOAM, 2	4.9980	3130	15640	470	2350						
						W 8	EE	EEL SILT LOAM, OCCA	2.0812	3990	8300	1460	3040						
						W 14	GWB	GLYNWOOD SILT LOAM	9.3220	2830	26380	750	6990						
						W 16	GYC2	GLYNWOOD CLAY LOAM	1.8910	1460	2760	230	440						
						W 39	PM	PEWAMO SILTY CLAY L	1.1131	5370	5980	1670	1860						
						C 51	WSTL	WASTE LAND	3.9194	120	470	50	200						
						670	HSITE	HOMESITE	1.0000	15000	15000	15000	15000						
						980	ROAD	ROAD	3.0140										
						C 1	BOA	BLOUNT SILT LOAM 0-	11.4253	6030	68890	230	2630						
						C 8	EE	EEL SILT LOAM, OCCA	.0509	5550	280	230	10						
						C 39	PM	PEWAMO SILTY CLAY L	.1384	6490	900	3560	490						
						C 14	GWB	GLYNWOOD SILT LOAM	4.7800	5400	25810	1750	8370						
						C 2	BOB	BLOUNT SILT LOAM, 2	3.4851	5770	20110	2360	8230						
						124.02										605660	(100%)	96540	CAUV # 2700
																211980	(35%)	33790	
Call Back:						Sign: PSN Date: 2015-10-20 List:													
																		02-000011 0000-v082020P	